8. Good streets and spaces

Creating places with attractive outdoor spaces

Oldham and Rochdale

Why are good streets and spaces important?

Streets and spaces form the 'public realm' – those parts of towns and villages that are available for use by everyone. Streets and spaces are the 'public' face of Oldham and Rochdale, where people walk, meet, rest and interact. An attractive public realm enhances people's quality of life and the perception of a place.

Good streets and spaces bring together the principles of character, safety and inclusion, diversity, ease of movement, legibility, adaptability and sustainability to create high quality places. Their long-term success is dependant not only on good design but also on their ongoing management and maintenance.

8. Good streets and spaces

8a   Development must make a positive contribution to streets and other public spaces, and help to reinforce their relative importance in the overall townscape. It should:

- ensure that an appropriate sense of enclosure is provided to streets and spaces by the buildings and boundaries that front onto them;

- ensure that there is continuity in the frontages of streets and spaces through buildings relating to a common building line in streets, street blocks or alongside public spaces;

- avoid inappropriate or unsightly gaps between buildings and unusable, left-over spaces in the frontages of streets and spaces;

- reinforce where necessary and appropriate the sense of enclosure and continuity of frontages with attractively and consistently designed walls, railings and soft landscape (trees and hedges);

- relate height and massing of buildings to the character, width and function of the streets and spaces they front onto; and

- support the creation and definition of street blocks through appropriately spaced and designed street junctions with corner buildings that positively address both principal and subsidiary frontages.

Flower beds and planting along boundaries and in front gardens adds positively to the attractiveness of the street

Consistent treatment of shopfronts can enhance a distinctive character of a street

A continuous building line clearly defines the main route

8b Development must make a positive contribution to streets and public spaces as attractive places for appropriate activity and social interaction. It should:

- ensure that entrances to buildings or properties front onto streets or spaces, and that private spaces at the rear of buildings back onto other private areas and not onto a public frontage;

- provide animation and interest at street level by supporting a mix of appropriate non-residential activities in mixed-use areas, high streets and local and town centres, with frequent entrances and window displays;

- provide for animation, variety and interest in residential streets by incorporating a regular rhythm of frequent entrances, front doors and windows facing onto streets or public spaces; and

- support an attractive pedestrian-friendly environment for all, which is not compromised by the need to accommodate traffic, servicing and parking.

In Wimbledon, a cinema is provided above shops and cafes, so that the 'blank box' is located at the upper floor level not the street

At Ludlow, a new supermarket has been successfully designed in to the street scene

Large supermarket designed to relate positively to the new public open space onto which it fronts

8c Large floor place uses such as supermarkets, retail, buildings, offices, cinemas and so on must be designed to make a positive contribution to the street scene. They should:

- maximise the amount of 'active' building frontage and minimise blank walls, service areas and other 'dead' frontages onto the public realm;

- maximise 'active' building frontage by:

  - incorporating smaller uses such as individual shops, restaurants and small business units at ground floor level, so that the large floor plate use is elevated above the street; or

  - wrapping smaller uses around the perimeter of the large floor plate uses, so creating an active frontage to the street; and

  - locating uses such as cafes within supermarkets or leisure complexes on the frontage, with views in from outside.

- be designed to relate to the scale, form and massing of the local area by incorporating upper floor uses such as residential flats, business or leisure; and

- incorporate high quality landscaped boundary treatments to provide enclosure and continuity to the street or space where this cannot be achieved by the location, height, massing and design of buildings.

Urban design principles

8. Good streets and spaces

8d   Development proposals must support an attractive, pedestrian-friendly environment for all, which is not compromised by the need to accommodate traffic, servicing and parking. It should:

- ensure that pedestrians of all kinds can enjoy safe and convenient access to the homes and activities in a street or the facilities in a public space;

- ensure that off-street parking and servicing in garages or courts is accommodated and designed so that it does not disrupt the sense of enclosure of streets and continuity of frontages or otherwise detract from the townscape or landscape; and

- allow for the presence of some on-street parking for residents, business occupants and /or visitors where this would contribute to the sense of animation and activity in the street, help restrict traffic speeds, reduce possibilities of car theft and provide parking spaces for disabled users.

Landscape treatment reduces the impact of on-curtilage car parking on the street-scene

If it is well designed, on-street car parking can be accommodated without compromising the space. Landscape can be used to soften car parking and make it less visually intrusive

Play opportunities for children should be close to home, well integrated and overlooked

Spaces for informal and formal leisure and recreational activities are important

8e   Development of buildings and the design of public spaces must support a comfortable microclimate and provide appropriate protection for pedestrians from inclement weather. It should:

- make the most of the sunny south and west facing sides of streets and open spaces for outdoor seating and activity areas;

- provide shelter from prevailing winds in public spaces by appropriately located buildings, structures and landscape screens;

- avoid wind turbulence in streets and public spaces caused by inappropriate location or design of tall buildings; and

- support the provision of weather protection in streets and spaces through permanent or retractable awnings and canopies, colonnades and arcades where these also reinforce local identity and do not detract from positive local character and distinctiveness.

8f   Development must provide or support a public realm of streets and spaces that is well designed in its detail to be visually attractive, and engender civic pride and stewardship. It should:

- provide for coordinated elements of street furniture including seating, litter bins, railings, bollards, lighting, cycle stands, bus shelters and kiosks;

- avoid visual clutter and confusion in the siting, amount, nature and design of signage, railings, recycle bins, lighting and other elements of street furniture;

- use paving and surfacing materials that are visually attractive, durable, easy to maintain and replace, and reflect the character of the street or space. Where possible, use paving materials that are reclaimed and recycled, preferably locally;

- integrate trees and other soft landscape elements with other elements of street furniture and paving in a coordinated way;

- incorporate works of public art and provide opportunities for local artists to be involved in the design of the public realm and the elements with it; and

- contribute where appropriate to the on-going costs of management and maintenance of the public realm.
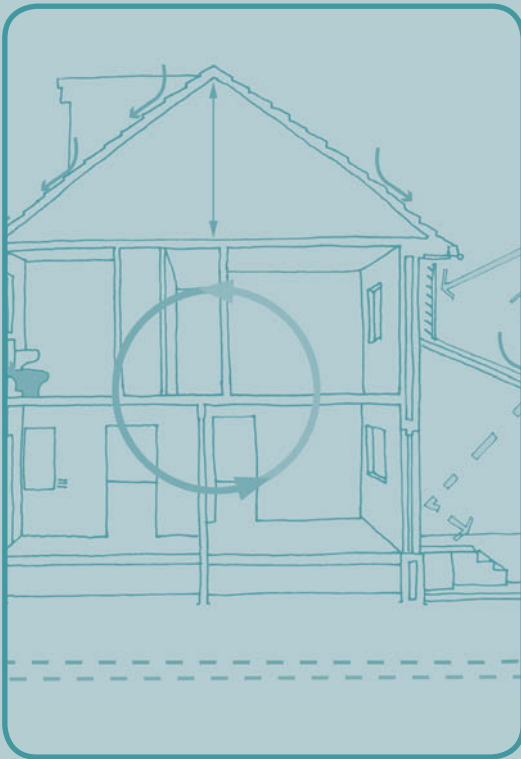

This development in Bury successfully integrates mature trees that add positively to the streetscene

Well designed Homezones create pedestrian friendly environments

9. Good sustainable buildings

## Why are good sustainable buildings important?

Good sustainable buildings bring together the principles of character, safety and inclusion, diversity, ease of movement, legibility, adaptability and sustainability to create high quality places. The detailed design of buildings should support above urban design principles and the overall design approach for the site.

Buildings that are designed to last, to contribute positively to the townscape of Oldham and Rochdale, and provide their occupants with good living, working, social and learning environments will help raise the urban quality of the two Boroughs for the long-term.

9. Good sustainable buildings

9a   Buildings must be carefully designed and detailed in such a way that they make a positive contribution to their surroundings, are robust, durable and age well. They should:

- be designed specifically for their site;

- ensure that building elements, such as arches, porches, dormers and extensions are an integral part of the design and are not perceived as being 'stuck on' to the building;

- ensure that building frontages are free of clutter and provide adequate and well integrated storage for bins, recyclable materials such as paper, glass, organic waste and tins, and non obtrusive places for meter boxes;

- ensure that all opportunities to create a sustainable building are explored including winter gardens, conservatives and sustainable technologies such as grey water recycling, photovoltaic and solar panels, thermal mass storage and passive ventilation; and

- allow for future extensions and conversions and provide where feasible attics that are easily convertible (e.g. adequate roof pitches avoiding trussed roofs)) and

- accessible (e.g. practical location of staircases in relation to roof lines), gardens that are big enough to allow for rear extensions.
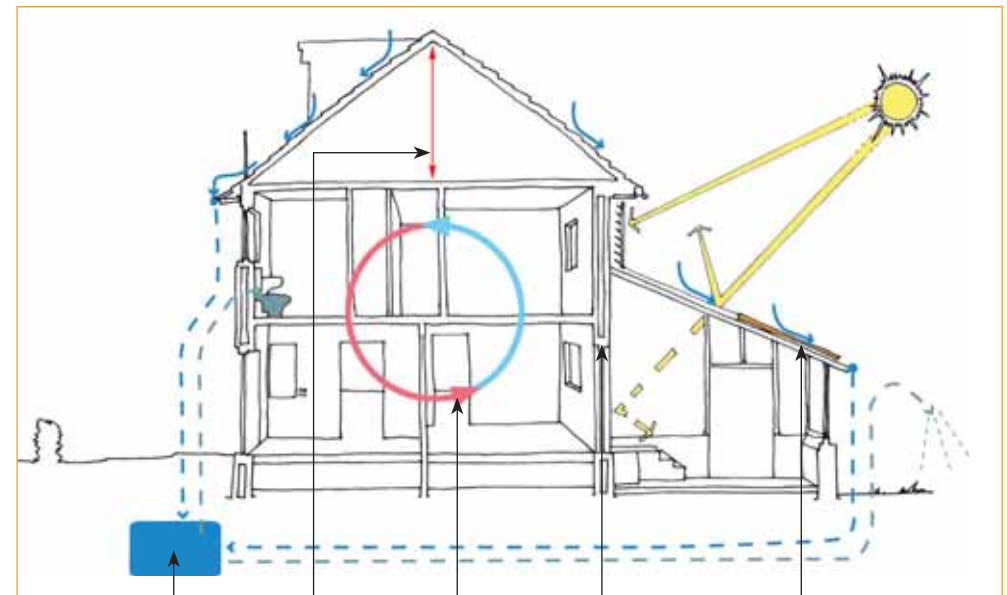
Recycled grey water provides water for flushing toilets and watering gardens

Roof to ceiling height allows future extensions

Passive ventilation

Thermal mass stores heat from daytime solar radiation

Photovoltaic or Solar panels

Sun protection allows the use of large glazed areas without the detrimental effect of overheating

This development successfully incorporates bin storage and utilities

9b   Development must use construction methods and materials that are not only fit for their intended purpose and make a positive contribution to design quality, character and appearance, but also contribute to the sustainable use of resources. Development proposals should:

- make optimum use of on-site construction and demolition waste through re-using existing buildings, building elements (e.g. bricks, tiles, slate and beams) and demolition materials (e.g. rubble, hard-core) in the construction of new buildings, infrastructure and open space;

- use construction materials manufactured from recycled or renewable resources in preference to those manufactured from non-renewable resources (e.g. recycled aggregates, timber, steel, aluminium). As many construction materials as possible should be A-rated (using the BRE Green Guide to Housing Specification) or reclaimed, preferably from local sources;

- use timber from certified sustainable sources in preference to UPVC or synthetic materials for cladding, doors, and door and window frames;

- consider using pre-fabricated elements and modular construction where these would reduce total energy used, speed up construction and impose quality;

- use construction materials or prefabricated elements that are produced or available locally in preference to those needing to be imported from other regions and countries; and

- Development should meet EcoHomes or BREEAM 'Very Good'.

Above: Use construction materials from sustainable sources in preference to those manufactured from non-renewable resources

Left: The use of pre-fabricated elements can help to speed up construction as well as ensuring consistent quality

Left: BedZed in Sutton, south London is a leading example of energy efficient construction and living.

9. Good sustainable buildings

The architectural design of new development must ensure that it responds positively to its context, and careful consideration should be given to:

- character;
- building scale;
- form and massing;
- proportion; and
- materials and detailing.

"New buildings need to take cues from their surroundings, then interpret them in contemporary language"

Richard Simmons, CABE

9c Character: Development must contribute to a distinctive sense of place. It should:

- be of high quality contemporary design, seen to be of its age and for its specific function. Development should avoid imitation and copying of historical architectural detail except where justified for works to listed buildings or historic landscapes or in conservation areas;
- contribute positively to the prevailing street scene and improve it; and
- interpret and incorporate architectural features, materials and landscape components that are attractive, valued and contribute to the quality of the surrounding area. That is, use the local context to inform detail, materials and landscape.

9d Scale: The scale of new development should be appropriate and sensitive to its context.

- Normally, new buildings should be of a scale that reflects the predominant scale already existing in the locality. Major changes in scale between new and existing buildings should generally be avoided.
- However, changes in scale can sometimes be appropriate. For example, an increase in scale can help to emphasise the 'public' function and importance of a place of worship within a residential area, or create a distinctive landmark building element in a key location.

9e Form and Massing: The three-dimensional form and massing of buildings should:

- respond positively to the topography of the site rather than ignoring it;
- be derived from the functions of the building, rather than being expressed arbitrarily. For example, the main entrance to a block of flats or an office building may be expressed as the visually most important and distinctive part of the building; and
- create interest, so that materials and details can be used to add richness to the three dimensional form. This contrasts with the largely unsuccessful approach of 'sticking on' a variety of materials and details to a blank box in an attempt to create interest.

9f   Proportion: Proportion is the scale relationship between different building elements (such as window openings and solid walls), particularly when viewed as an elevation. In considering the proportions of new buildings, designers should:

- ensure that – irrespective of the overall scale of the building – it is broken down into human-scaled elements to which people can easily relate;

- take cues from neighbouring buildings and the wider area, so that the new development relates to its context. These proportions may relate to the large scale (e.g. the vertical sub-division of terraced housing) to the small (the size and shape of windows on an adjacent building); and

- introduce appropriate vertical and horizontal rhythms that provide for variety and interest in the elevational treatment of buildings when viewed from afar or close to.

The three-dimensional form of this house gives it visual interest. It does not need elaborate materials and detailing to give it quality.

In contrast, this house relies on dormers, barge boards and window details for interest. The poor quality of these details does not create an interesting building.

The appearance of the new building is very different from its neighbour. But its scale and proportions relate sensitively to the existing building.

9g   Materials and Detailing: Good quality design – whatever the architectural style – tends to introduce visual richness through the use of:

- good quality materials and the use of texture; and

- 'depth' that gives light and shade.

Materials should be used to support the overall architectural and urban design approach, and should be sensitive to the immediate site context. A variety of materials should not be relied upon as the sole method of introducing visual interest to a building. Changes in materials should support the overall three dimensional form of the building. Designers should avoid excessive architectural detailing, ornamentation and too many materials where this would lead to fussiness, visual confusion and/or incompatibility with a coherent character in the street scene.

Many modern buildings tend to have a 'flat' appearance in contrast to the visual interest of older buildings. Large floor-plate buildings such as supermarkets and retail 'sheds' are often clad in large panels that offer no modelling to the facade; new housing is designed with windows flush with external walls and eaves that barely overhang; and new office buildings are often finished with smooth panels that give no sense of scale or shadowing to the elevation. Opportunities for creating light and shade should be considered through an approach that develops three-dimensional interest through the overall form and massing, and then reinforces this through detailing.

10. Designing for future maintenance

Why is designing for future maintenance important?

Good design is only successful if it lasts. Spaces and buildings that are difficult or expensive to maintain will not achieve good, long-lasting quality in their design. Proper consideration must be given at the design stage to the effects of ageing, weather and climate conditions, and normal wear and tear on buildings, streets and spaces, and landscape.

Inadequate maintenance can lead to an environment just as poor as one that is badly designed in the first place. So good processes of maintenance are as important as designing for easy maintenance.

10. Designing for future maintenance

## 10a Think about maintenance early in the design process:

- who will be responsible for maintaining buildings and spaces? Those responsible may include the Local Authority for streets and open spaces, a Housing Association for the building, or a private management company for unadopted streets and spaces. Identify all those who will be involved in maintenance in drawing up the brief for the development, and in ongoing design reviews;

- ensure that the Design and Access Statement that accompanies the planning application clearly sets out the approach to maintenance and identifies who is responsible for all the various parts of the scheme;

- designing out crime and anti-social behaviour can help reduce the amount of future maintenance - for example, avoiding blank walls or solid shop front shutters that are a tempting location for graffiti:

- be aware that designing for easy maintenance takes creativity and careful thought: it is not a case of merely using cheap materials (such as tarmac) because they are easy to replace.

Consulting those responsible for future maintenance of buildings and spaces is an important part of the design process

Blank walls tend to attract graffiti, resulting in the need for constant cleaning and maintenance, as well as giving a run-down appearance.
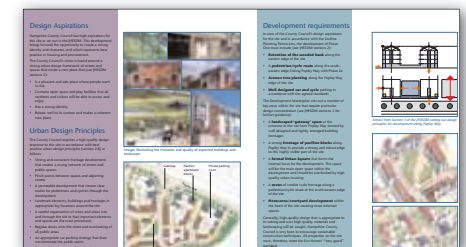
Ensure that the Design and Access Statement clearly sets out the approach to maintenance

10b Design for easy maintenance of streets and spaces by:

- using robust materials that age well;
- using a limited palette of materials: this doesn't mean that a design will be boring but instead helps to create a calm backdrop for the building(s) that is easier to maintain than an area that contains many different materials;
- use robust and simple street furniture that can withstand wear and tear, and is easy to clean'
- keeping things simple - avoid awkward corners that are difficult to access, minimise clutter by planning street furniture carefully;
- design utilities to share conduits or trenches where possible, so limiting the amount of street or pavement that needs to be dug up for future maintenance of the utilities;
- coordinate landscape design with the location of utilities so that, for example, inspection chambers are positioned in sensible locations;
- provide residents and occupiers with front gardens or other planting zones that are easy to maintain, so that they contribute positively to the street scene.

10b Design for easy maintenance of buildings by:

- using materials with a long life;
- where possible, using materials that require little maintenance or cleaning;
- designing in safe and straightforward maintenance access to upper floor windows, roofs and so on; and
- use robust boundaries to rear gardens - brick walls rather than close boarded fences - so that the security of the boundary is not compromised if maintenance is not undertaken properly.

A limited palette of materials doesn't mean a boring space - instead it provides a high quality backdrop for the buildings.

These tiny, awkward planting areas will be difficult for residents to maintain well, and may make the street look uncared for.

This poor quality close-boarded fence will require a high level of maintenance to ensure it provides a secure boundary

Coordinating services and landscape can help to avoid problems like this

Think about how buildings will be cleaned, so that they can be maintained easily and safely

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Appendices

Oldham and Rochdale

Appendix A: Planning Policy Sources

Appendix B: Glossary

Appendix C: References

Appendix A: Planning Policy Sources

Urban Design Principles	Policy Sources	
1. Character	**Oldham UDP 2001–2016**	**Rochdale UDP 2001 – 2016**
1a Development must respond positively to its context	• Design of New Development: Policy D1, para 3.12 • General Design Criteria: Policy D1.1, point a • Development Within or Affecting the Setting of Conservation Areas: Policy C1.1 • Development Affecting the Setting of a Listed Building: Policy C1.9	• Design Quality: Policy G/BE/1 • Design Criteria for New Development: Policy BE/2 • Conservation of the Built Heritage: Policy G/BE/9 • New Development Affecting the Setting of a Listed Building: Policy BE/15 • New Development Affecting Conservation Areas: Policy BE/17
1b Development must respond positively to its site and contribute to a distinctive sense of place	• Design of New Development: para 3.5, point e • Protection of trees on development sites: Policy D1.5 • Development Affecting the Setting of a Listed Building: Policy C1.9	• Design Quality: Policy G/BE/1 • Design Criteria for New Development: Policy BE/2 • Biodiversity and Development: Policy NE/3 • Landscape and Woodlands: Policy G/NE/5 • Landscape Protection and Enhancement: Policy NE/6 • Development Affecting Trees and Woodlands: Policy NE/8
2. Safety and Inclusion	**Oldham UDP 2001–2016**	**Rochdale UDP 2001 – 2016**
2a Development must positively contribute to making routes, streets and public spaces as safe, free from crime and accessible as possible.	• Design of New Development: para 3.5, point a • General Design Criteria: Policy D1.1, point f. • Inclusive Access: Policy D1.3 • Designing for safety and security: Policy D1.7	• Design Quality: Policy G/BE/1 • Design Criteria for New Development: Policy BE/2 • New Development – Access for Pedestrians and Disabled People: Policy A/3
2b Development must minimise opportunities for car and cycle theft, vandalism or assault or harassment of car-users or cyclists.	• Inclusive Access: Policy D1.3 • Designing for safety and security: Policy D1.7	• Design Criteria for New Development: Policy BE/2
2c Development must minimise opportunities for crime against property and occupants of buildings without detracting from the quality of the townscape and landscape.	• Inclusive Access: Policy D1.3 • Designing for safety and security: Policy D1.7	• Design Criteria for New Development: Policy BE/2
3. Diversity	**Oldham UDP 2001–2016**	**Rochdale UDP 2001 – 2016**
3a Where possible and appropriate, development must incorporate a mix of uses that add richness and variety to the local area.	• Design of New Development: para 3.5, point g • Local Shopping and Leisure Facilities: Policy S2 • Diversity and Vitality (Oldham Town Centre): Policy TC 1.6	• Local Shops and Services: Policy S/7 • Residential Uses Above Retail and Commercial Premises: Policy H/13
3b Development must consider and, where possible, provide for the needs for all sections of society and add richness to the social and cultural diversity of the local area.	• Housing: para 6.5 point g. • Housing Choice and Diversity: Policy H1.5 • Meeting the Need for Affordable Housing: Policy H2	• Community Facilities and Public Services: Policy G/CF/1

3c Development must support variety and choice in the public realm for all sections of the local community.	• Design of New Development: para 3.5, point c • D1.1e)	
4. Ease of Movement	**Oldham UDP 2001–2016**	**Rochdale UDP 2001 – 2016**
4a Development must provide or reinforce a clear network of routes (roads, streets, paths and associated spaces) that provide easy access to an area, and the buildings and facilities within it.	• Design of New Development: para 3.5, point d • General Design Criteria: Policy D1.1, point d • General Design Criteria: Policy D1.1, point k • Access to Developments: Policy T3.1 • Pedestrian Permeability and the Public Realm (Oldham Town Centre): Policy TC1.5	• Design Criteria for New Development: Policy BE/2 • New Development – Access for Pedestrians and Disabled People: Policy A/3 • Regeneration of Centres: Policy G/S/2
4b Development must be located to support movement by means other than the car between facilities and the people who use them.	• Design of New Development: para 3.5, point d • Accessibility of New Development: Policy T2 • Public Transport Accessibility: Policy T2.1	• Accessibility: Policy G/A/1
4c Development must give priority to the needs of pedestrians, and encourage walking, cycling and public transport usage to reduce reliance on the car.	• Design of New Development: para 3.5, point d • Design of New Development: para 3.6 • General Design Criteria: Policy D1.1, point f • Transport and Developments: Policy T3	• Accessibility: Policy G/A/1 • New Development – Access for Pedestrians and Disabled People: Policy A/3 • New Development – Access for Cyclists: Policy A/4 • New Development – Access for Bus Services: Policy A/5 • New Development – Access By Taxi: Policy A/6 • Regeneration of Centres: Policy G/S/2
5. Legibility	**Oldham UDP 2001–2016**	**Rochdale UDP 2001 – 2016**
5a Development – whether a single building on an existing street or a large development site – should contribute to a legible environment. That is, it should provide a clear hierarchy of routes, streets and spaces.	• General Design Criteria: Policy D1.1, point d	
5b Development must relate positively to the visual connections between it and its surroundings.	• General Design Criteria: Policy D1.1, point d • General Design Criteria: Policy D1.1, point h	• Design Criteria for New Development: Policy BE/2
5c Development must be designed so that intended functions of buildings and spaces are easily understood and that the entrances to them are appropriately located and visible.		

Urban Design Principles	Policy Sources	
6. Adaptability	**Oldham UDP 2001–2016**	**Rochdale UDP 2001 – 2016**
6a Development proposals and layouts for extensive areas must be capable of accommodating the changing and future needs of society and the activities it pursues.	• Design of New Development: para 3.5, point f • Design of New Development: para 3.6	
6b Development proposals for new buildings or the conversion of existing buildings must be designed to allow for their future adaptation to meet the changing needs of their occupants and of the local area.	• Design of New Development: para 3.5, point f • Design of New Development: para 3.6	
7. Sustainability	**Oldham UDP 2001–2016**	**Rochdale UDP 2001 – 2016**
7a Development proposals must be designed to reduce the demands they make on energy.	• Design of New Development: para 3.5, point h • Designing for Energy Efficiency: Policy D1.2 • General Design Criteria D1.1l)	• Energy Efficiency and New Development: Policy EM/13
7b: Where feasible and appropriate development proposals must be designed to incorporate measures to meet at least 10% of their anticipated energy requirements from renewable resources. Such measures should not have an adverse impact on amenity or townscape character and quality.	• Renewable Energy in Major New Developments: Policy NR3.3	
7c Development proposals must be designed to incorporate measures for the conservation of water resources and, where relevant, flood prevention.	• Water Resources and Infrastructure: Policy NR2 • Flooding & Flood Protection: Policy NR2.2	• Development and Flood Risk: Policy EM/7
7d Development proposals must make appropriate provision for the sustainable management and discharge of water.	• General Design Criteria D1.1l) • Water Resources and Infrastructure: Policy NR2 • Surface Water Run-Off and Sustainability: Policy NR2.4	• Protection of Surface and Groundwater: Policy EM/8
7e Development must make a positive contribution to the greening of the urban environment and supporting bio-diversity.	• Design of New Development: para 3.5, point b • General Design Criteria: Policy D1.1, point b • General Design Criteria: Policy D1.1, point g • Habitat and Wildlife on Development Sites: Policy D1.4 • Landscape Design and Tree Planting: Policy D1.6	• Landscaping in New Development: Policy BE/8 • Biodiversity and Development: Policy NE/3 • New Woodland Planting: Policy NE/10
8. Good Streets and Spaces	**Oldham UDP 2001–2016**	**Rochdale UDP 2001 – 2016**
8a Development must make a positive contribution to streets and other public spaces, and help to reinforce their relative importance in the overall townscape.	• General Design Criteria: Policy D1.1, point e	• Design Criteria for New Development: Policy BE/2
8b Development must make a positive contribution to streets and public spaces as attractive places for appropriate activity and social interaction.	• Design of New Development: para 3.5, point c • General Design Criteria: Policy D1.1, point e	

8c Large floor plate uses such as supermarkets, retail buildings, offices, cinemas and so on must be designed to make a positive contribution to the street scene.	• Design of Development Adjoining Main Transport Corridors and At Gateway Locations: Policy D1.13	• Regeneration of Centres: Policy G/S/2
8d Development proposals must support an attractive, pedestrian-friendly environment for all, which is not compromised by the need to accommodate traffic, servicing and parking.	• Design of New Development: para 3.9 • General Design Criteria: Policy D1.1, points k, f and e • Inclusive Access: Policy D1.3	• New Development – Access for Service Vehicles: Policy A/7 • New Development – Access for General Traffic: Policy A/9
8e Development of buildings and the design of public spaces must support a comfortable microclimate and provide appropriate protection for pedestrians from inclement weather.	• Designing for Energy Efficiency: Policy D1.2	
8f Development must provide or support a public realm of streets and spaces that is well designed in its detail to be visually attractive, and engender civic pride and stewardship.	• Landscape Design and Tree Planting: Policy D1.6 • General Design Criteria D1.1 e)	• Street Furniture and the Public Realm: Policy BE/7
9. Good sustainable buildings	**Oldham UDP Review 2001–2016**	**Rochdale UDP Review 2001 – 2016**
9a Buildings must be carefully designed and detailed in such a way that they make a positive contribution to their surroundings, are robust, durable and age well.	• Design of New Development: Policy D1 • General Design Criteria D1.1 c)	• Design Quality: Policy G/BE/1 • Design Criteria for New Development: Policy BE/2
9b Development must use construction methods and materials that are not only fit for their intended purpose and make a positive contribution to design quality, character and appearance, but also contribute to the sustainable use of resources.	• Design of New Development: Para 3.6 • Designing for Energy Efficiency: Policy D1.2	• Energy Efficiency and New Development: Policy EM/13
9c Development must contribute to a distinctive sense of place.	• General Design Criteria: Policy D1.1, point a	• Design Quality: Policy G/BE/1 • Design Criteria for New Development: Policy BE/2
9d Scale: The scale of new development should be appropriate and sensitive to its context. 9e: Form and massing. 9f Proportion. 9g Materials and Detailing	• General Design Criteria: Policy D1.1, point c	• Design Criteria for New Development: Policy BE/2
10. Design for future maintenance	**Oldham UDP 2001–2016**	**Rochdale UDP 2001 – 2016**
10a Think about maintenance early in the design process	• General Design Criteria D1.1e) • Habitat and Wildlife on Development Sites D 1.4	• Street Furniture and the Public Realm BE/8 • Landscaping in new development BE/9
10b Design for easy maintenance of streets and spaces	• General Design Criteria D1.1e) • Habitat and Wildlife on Development Sites D 1.4	• Street Furniture and the Public Realm BE/8 • Landscaping in new development BE/9
10c Design for easy maintenance of buildings	• General Design Criteria D1.1e) • Habitat and Wildlife on Development Sites D 1.4	• Street Furniture and the Public Realm BE/8 • Landscaping in new development BE/9

Appendix B: Glossary

Active frontages	Active frontages are building elevations that have frequent doors and windows, with few blank walls, internal uses visible from the outside, or spilling onto the street.
Adaptability	The capacity of a building or space to be changed so as to respond to changing social, technological and economic conditions. (By Design).
Building line	The line formed by the frontages of buildings along a street. The building line can be shown on a plan or section. (By Design).
Bulk	The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called massing. (By Design).
Context	The area surrounding a development site. This may be the immediate local area (the site context), or a much wider town-wide context (the strategic context).
Cul-de-sac	A street that does not connect to others; a dead-end.
Curtilage	The private area belonging to a building. Typically, the garden areas and driveway for a house.
Definition of streets	Enclosing the edges of streets with buildings and, sometimes, landscape so that they are clearly defined spaces.
Desire Lines	An imaginary line linking facilities or places, which would form a convenient and direct route for pedestrians and cyclists.
Diversity	The range of different activities, uses and building types in an area.
Embodied energy	The energy consumed in the extraction, manufacture, transport and assembly on site of building materials.
Footfall	A way of describing the number of pedestrians using a route. For example, busy shopping streets will have a high footfall, whereas a residential cul-de-sac will have a low footfall.
Habitable rooms	Rooms that are used for day-to-day living (such as living rooms and bedrooms) rather than for intermittent use (e.g. bathrooms).
Home Zones	Residential streets in which the road space is shared between drivers of motor vehicles and other road users, designed with the wider needs of the residents in mind.
Human Scale	The use within development of elements which relate well in size to an individual human being, and their assembly in a way that makes people feel comfortable rather than overwhelmed. (By Design).
In-curtilage parking	Parking within a building's site boundary, rather than on a public street or space. (By Design).
Landmark	A building or structure that stands out from its background by virtue of height, size or some other aspect of design. (By Design).
Large floor-plate	A building type which covers a very large ground floor area. A supermarket is a typical example.
Legibility	The degree to which a place can be easily understood.
Local distinctiveness	The positive features of a place and its communities which contribute to its special character and distinguish it from other places.
Massing	The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called bulk. (By Design).

Mechanical cooling	The use of fans or air conditioning to cool buildings.
Micro-climate	The specific climatic characteristics of a site, which may differ from other places in the locality by virtue of, for example, a position exposed to prevailing winds; landscape that shades it from the sun.
Mixed uses	A mix of different uses (for example, retail and residential) within a building, on a site or within a particular area.
Natural ventilation	Ventilation provided by non-mechanical means, such as openable windows.
Passive solar gain	Solar heat that passes through material and is captured naturally, not by mechanical means. For example, heat from the sun may pass through glazing and be absorbed by the internal brick wall of the building.
Perimeter Block	An arrangement of buildings where public fronts look outwards onto the street and private backs look inwards onto other private space, so that the buildings themselves act as a barrier between public and private space.
Permeability	The characteristic of a well-connected network of streets, spaces and other routes.
Public Realm	Those parts of towns and villages that are available for use by everyone free of charge, and include streets, squares, lanes and open spaces.
Range of tenures	A mix of different types of residential property, including (but not restricted to) privately owned, affordable housing, and shared ownership.
Renewable sources	Renewable sources of materials can be replenished naturally in a short period of time. Renewable energy sources capture their energy from on-going natural processes such as sunshine, wind and flowing water.
Scale	The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person. Sometimes it is the total dimensions of a building which give it its sense of scale; at other times it is the size of the individual building elements and the way in which they are combined. The concept is a difficult and ambiguous one: often the word is simply used as a synonym for 'size'. (By Design).
Street furniture	Structure in a street or space. For example, bus shelters, light columns, signs, seating and litter bins.
Supplementary Planning Document (SPD)	Supplementary Planning Documents provide additional detail to Local Development Framework Policies, providing guidance to developers and their designers on what is expected of them. If applications for planning do not conform with the SPD they may be refused.
Sustainable Development	Development that simultaneously meets environmental, economic and community needs without comprising the needs of future generations.
Sustainable Urban Drainage	Surface water drainage methods that take account of quantity, quality and amenity issues are collectively referred to as Sustainable Drainage Systems (SUDS).
Traffic calming	Traffic management measures designed to reduce the speed of vehicles along routes, particularly in residential areas.
Urban Design	The art of making places. Urban design involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, and the establishment of frameworks and processes which facilitate successful development. (By Design).
Urban grain	The pattern of buildings and their plots and how they combine to form blocks within a settlement. Urban grain may be 'fine', comprising small blocks and frequent street junctions, or it may be 'coarse', comprising large blocks and infrequent street junctions.

Appendix C: References

National Publications

CABE & DETR   (2000)   By Design – Urban Design in the Planning System:
                                                               Towards Better Practice
                                                               Thomas Telford Publishing

CABE & DTLR   (2001)   Better Places to Live By Design
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Department of the Environment   (1992)   Design Bulletin 32: Residential Roads and
Department of Transport   Footpaths – Layout Considerations
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Llewelyn-Davies   (2000)   Urban Design Compendium
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ODPM   (2005)   Planning for Town Centres: Guidance on Design
                                                               and Implementation Tools
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Urban Task Force   (1999)   Towards an Urban Renaissance
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ODPM (2005) Planning Policy Statement 1: Delivering sustainable development
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DETR (2001) Planning Policy Guidance Note 13: Transport
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DOE (1994) Planning Policy Guidance Note 15: Planning and the Historic Environment
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DETR (2002) Planning Policy Guidance Note 17: Planning for Open Space
DETR

Local Planning Policy

Oldham Metropolitan Borough Council Local Development Scheme 2005 – 2008 March 2005

Oldham Unitary Development Plan Adopted July 2006

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Other Local Documents

Urbed et al (2004) Oldham Beyond: A Vision for the Borough of Oldham
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The Rochdale Local Strategic Partnership

Rochdale MBC   (2005)   Sustainable Buildings: A Design Guide
Rochdale Metropolitan Borough Council